GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority (TUDA) - Change of land use - Deletion and de-reservation of proposed 24 Mts Master Plan Road to Residential use and partly commercial use in Sy.No.274, 275, 292 and 293 of Tiruchanoor (V), Tirupati (R) Mandal – Draft Variation – Confirmed – Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.93 Dated:13.07.2022

Read the following:-

1. From the VC, TUDA, Lr.Roc.No.2110/G1/2019, dt.07.03.2020.
2. Govt. Lr.No.982278/H1/2019, dt.02.12.2020.
3. From the VC, TUDA, Lr.Roc.No.2110/G1/2019, dt.01.01.2021.
4. Govt. Memo No.982278/H1/2019, dt.08.01.2021.
5. From the DTCP, Lr.Roc.No.19024(31)/8/2021-ATR RGN-DOTCP, dt.20.01.2021.
6. Govt. Memo No.982278/H1/2019, dt.31.03.2021.
7. From the VC, TUDA, Lr.Roc.No.2110/G1/2019, dt.22.01.2022.
8. Govt. Memo No.138400/H1/2016,MA&UD(H) Dept., dt.15.02.2017.
9. Govt. Memo No.982278/H1/2019, dt.15.03.2022.
10. A.P. Extraordinary Gazette No.1340, dt.15.03.2022.
11. From the VC, TUDA, Tirupati, Lr.Roc.No.2110/G1/2019, dt.28.04.2022.

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ORDER:-

The Draft variation to the land envisaged in the Master Plan of Tirupati Urban Development Authority Region, Tirupati issued in reference 9th read above was published in Extra-ordinary Andhra Pradesh Gazette No.1340, Part-I, dated.15.03.2022. The Vice Chairman, TUDA, Tirupati in the references 7th & 11th read above has submitted that, they have published the draft variation appendix notification pertaining to the change of land use in Sakshi (Telugu version) and The Indian Express (English version) on 26.03.2022 respectively calling for objections/suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulated time in the matter and the applicant has paid total an amount of Rs.24,48,930/- towards development / conversion charges for the proposed change of land use for the proposed change of land use and he has also informed that hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 13.07.2022.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairman, Tirupati Urban Development Authority, Tirupati.

Copy to:
The applicant through the Vice Chairman, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Municipal Corporation, Tirupati.
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, Tirupati District.
Sc/Sf (982278/2019)

// FORWARDED :: BY :: ORDER //

P.v.s. Rao

SECTION OFFICER

(P.T.O.)

**APPENDIX**
**NOTIFICATION**

The following variation of land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned by Government in G.O.Ms.No.112, MA, Dated.08.03.2019 for which it is proposed to make in exercise of the powers conferred by Sub-section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act, 2016.

**VARIATION**

As per the Tirupati Urban Development Authority (TUDA) Region Land use Plan approved by the Government in G.O.Ms.No.112, MA, Dated.08.03.2019, Survey No.274, 275, 292 & 293 of Tiruchanoor Village, with a total extent of Ac. 5.215 proposed for deletion of 24m wide road in the North – South direction which is connecting the 60m wide NH road is now designated for de-reservation from 24m wide Master Plan road to Residential use and partly Commercial use as which is shown in modification to Master Plan (MMP) No.01/2022, TUDA and which is available in the office of the Tirupati Urban Development Authority, Tirupati, and it will be displayed for public during the working hours of the office of TUDA at Tirupati, subject to the following conditions:-

1. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
2. The applicant shall submit the proposals in the site under reference to this authority and obtain approval before taking any developmental activity duly paying necessary charges as per the rules in force.
3. The change of land use shall not be used as the proof of any title of the land.
4. That the title and Urban Land Ceiling/Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/Tirupati Municipal Corporation before issue of building permission/ development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES OF THE AREA: "ABCD-A"

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| North : | Proposed 18m wide M.P. Road. |
| South : | 60m wide NH Road, (Service Road) |
| East : | Others land. |
| West : | Others land. |

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

P.V.S. Rao
SECTION OFFICER